

THIS INSTRUMENT PREPARED BY  
AND RETURNED TO:  
RUSSELL D. GAUTIER, ESQUIRE  
WILLIAMS, GAUTIER, GWYNN, DELOACH & SORENSON, P.A.  
P. O. BOX 4128  
TALLAHASSEE, FLORIDA 32315-4128

RECEIVED

OCT 15 2004

Growth & Environmental Management  
INTAKE CMA

CONSERVATION EASEMENT

10:20

STATE OF FLORIDA:

COUNTY OF LEON:

October THIS CONSERVATION EASEMENT is hereby made on this 14th day of October, 2004, by Faraway Farm, LLC, a Florida limited liability company, whose mailing address is 3303 Thomasville Road, Tallahassee, Florida 32308, hereinafter referred to as the "Grantor," to Leon County, Florida, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation, except as specifically provided herein.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.

8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Eradication of invasive and nuisance plant species may be accomplished through the application of herbicides or by physical removal of such plants. Herbicides must be applied in accordance with the manufacturer's labeling. As used herein, "invasive" species are those plants listed by the Florida Exotic Pest Plant Council's (EPPC) list of invasive species. "Nuisance" species are native plants not listed by the EPPC but are considered undesirable due to their competitive effects, such as grapevine, cattail, dog fennel, cat briar, etc. Leon County must be contacted prior to the eradication of nuisance plants to ensure the County agrees with designating the particular plant species as being a nuisance species.

Nothing contained herein shall be construed to prohibit any activity that is specifically approved by Leon County in connection with any development order or approval issued by Leon County.

It is understood that the granting of this easement entitles the Grantee to enter the abovedescribed land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall inure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

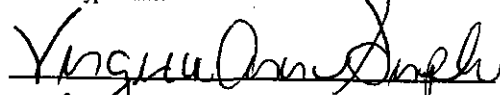
WITNESSES:

Faraway Farm, LLC, a Florida  
limited liability company



RICHARD DARABI

Print or type name.



VIRGINIA ANN SIMPLE

Print or type name.

By:

  
Lawrence R. Hartung, Jr.

Its: Managing Member

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14 day of October, 2004, by Lawrence R. Hartung, Jr., as Managing Member of Faraway Farm, LLC, a Florida limited liability company, on behalf of the company. He

☒ is personally known to me, or

☐ has produced \_\_\_\_\_ as identification.



Virginia Ann Simpler  
MY COMMISSION # CC994402 EXPIRES  
March 12, 2005  
BONDED THRU TROY FAIN INSURANCE, INC.

Virginia Ann Simpler  
Notary Public

Virginia Ann Simpler  
Print or Type Name

NOTARY PUBLIC

My Commission Expires:

## LEGAL DESCRIPTIONS:

## CONSERVATION EASEMENT "A" (1.01 ACRES)

Commence at an old iron pipe marking the Southeast corner of the Southwest quarter of the Northwest quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida, and run thence North 01 degrees 19 minutes 04 seconds East 1304.74 feet, thence North 88 degrees 45 minutes 56 seconds East 886.30 feet, thence North 00 degrees 34 minutes 47 seconds East 162.50 feet to the POINT OF BEGINNING. Thence leaving said POINT OF BEGINNING continue North 88 degrees 45 minutes 56 seconds East 818.64 feet, thence South 45 degrees 30 minutes 43 seconds West 42.64 feet, thence South 73 degrees 02 minutes 43 seconds West 82.71 feet, thence South 77 degrees 19 minutes 49 seconds West 288.93 feet, thence North 83 degrees 56 minutes 55 seconds West 141.08 feet, thence North 48 degrees 12 minutes 59 seconds West 78.45 feet, thence North 35 degrees 25 minutes 32 seconds West 45.34 feet to the POINT OF BEGINNING.

## CONSERVATION EASEMENT "B" (0.27 ACRES)

Commence at an old iron pipe marking the Southeast corner of the Southwest quarter of the Northwest quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida, and run thence North 89 degrees 24 minutes 21 seconds East 660.42 feet, thence North 89 degrees 25 minutes 13 seconds East 373.31 feet, thence North 00 degrees 34 minutes 47 seconds East 162.50 feet to the POINT OF BEGINNING. Thence leaving said POINT OF BEGINNING run North 58 degrees 16 minutes 39 seconds West 58.47 feet, thence North 35 degrees 43 minutes 54 seconds East 21.77 feet, thence North 49 degrees 22 minutes 32 seconds West 32.57 feet, thence North 15 degrees 34 minutes 24 seconds East 23.17 feet, thence North 52 degrees 07 minutes 45 seconds East 20.63 feet, thence South 50 degrees 27 minutes 18 seconds East 70.62 feet, thence South 72 degrees 35 minutes 14 seconds East 52.93 feet, thence North 76 degrees 01 minutes 51 seconds East 60.08 feet, thence North 18 degrees 16 minutes 49 seconds West 21.82 feet, thence North 60 degrees 30 minutes 14 seconds East 21.24 feet, thence South 56 degrees 19 minutes 19 seconds East 19.91 feet, thence North 38 degrees 17 minutes 50 seconds East 15.48 feet, thence South 55 degrees 40 minutes 13 seconds East 20.15 feet, thence South 38 degrees 32 minutes 19 seconds West 24.63 feet, thence South 38 degrees 23 minutes 00 seconds West 17.01 feet, thence South 52 degrees 37 minutes 10 seconds West 30.94 feet, thence South 66 degrees 24 minutes 39 seconds West 88.80 feet, thence North 75 degrees 37 minutes 12 seconds West 80.54 feet, thence South 26 degrees 49 minutes 26 seconds West 21.59 feet to the POINT OF BEGINNING.

## CONSERVATION EASEMENT "C" (2.99 ACRES)

Commence at an old iron pipe marking the Southeast corner of the Southwest quarter of the Northwest quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 45 minutes 46 seconds West 824.10 feet to the POINT OF BEGINNING. Thence leaving said POINT OF BEGINNING run North 21 degrees 59 minutes 16 seconds East 127.41 feet, thence North 40 degrees 43 minutes 05 seconds East 88.88 feet, thence North 70 degrees 48 minutes 23 seconds East 103.33 feet, thence South 79 degrees 57 minutes 00 seconds East 79.81 feet, thence South 31 degrees 38 minutes 24 seconds East 57.71 feet, thence South 14 degrees 21 minutes 12 seconds East 44.32 feet, thence South 00 degrees 40 minutes 50 seconds West 94.40 feet, thence South 12 degrees 55 minutes 40 seconds West 100.09 feet, thence South 07 degrees 06 minutes 11 seconds East 124.86 feet, thence South 06 degrees 51 minutes 05 seconds West 159.64 feet, thence North 86 degrees 29 minutes 37 seconds West 47.30 feet, thence North 48 degrees 15 minutes 01 seconds West 134.61 feet, thence North 35 degrees 00 minutes 22 seconds West 152.79 feet, thence North 60 degrees 00 minutes 40 seconds West 42.71 feet, thence North 24 degrees 26 minutes 20 seconds West 66.39 feet to the POINT OF BEGINNING.

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Growth &amp; Environmental Management

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## SYMBOLS &amp; ABBREVIATIONS

Δ - CENTRAL ANGLE	Q.R. - OFFICIAL RECORD BOOK
AS - ASSES *	P.L. - PAGE
CH - CHORD	P.O.C. - POINT OF COMMENCEMENT
D.B. - DEED BOOK	P.O.B. - POINT OF BEGINNING
FCM - FOUND CONCRETE MONUMENT	R - RADIUS ON RANGE
FR - FOUND IRON ROD	R/T - RIGHT OF WAY
(S/N) - (S/N) UNLESS NOTED	SCM - SET CONCRETE MONUMENT
F.A.R.M. - FLOOD INSURANCE RATE MAP	(S/N) - (S/N) UNLESS NOTED
FP - FOUND IRON PIPE	SEC. - SECTION
FPW - FOUND PNEUMATIC IRON PIPE	SR - SET 1/2" IRON ROD/CAP
FW - FOUND WALL AND CAP	SWC - SET WALL AND CAP
L - ARC LENGTH	T - TOWNSHIP
LB - LICENSED BUSINESS	N.A.S.D. - NATIONAL GEODETIC VERTICAL DATUM

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SKETCH MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. §1617-6).

ALAN D. PLATT, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSED No. 4884

DATE SIGNED

10-14-2004

DATE SKETCHED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

## NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
- RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS

DRAWING:  
7795-LP1PROJECT:  
7795

SKETCH OF LEGAL DESCRIPTION OF  
EXHIBIT "A":  
CONSERVATION EASEMENT IN  
64.22± ACRE PARCEL IN  
SECTION 27, TOWNSHIP 1 NORTH, RANGE 2  
EAST, LEON COUNTY, FLORIDA

**A.D. Platt**  
& ASSOCIATES, INC.

489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303  
PHONE: (850) 385-1036 FAX: (850) 385-1108  
LICENSED BUSINESS No. 8590

CERTIFIED TO:  
FARAWAY FARM, LLC  
BRANCH BANKING & TRUST COMPANY  
WILLIAMS, GAUTIER, GWYNN & DELOACH, P.A.  
ATTORNEYS' TITLE INSURANCE FUND, INC.

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